

BUILDING ASSESSMENT SUMMARY

Longfellow Elementary School

Longfellow Elementary, which is not on the National Register of Historic Buildings, and originally constructed in 1927, is a one story, 97,322 square foot brick school building located in a suburban residential setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings.

The structure of the overall facility contains load bearing masonry exterior wall construction, with block wall construction in the interior. The floor system consists of precast concrete, bar joist, and slab on grade. The roof structure is wood rafter with wood deck and metal deck with bar joists. The roofing system of the overall facility is ballasted membrane, fully adhered membrane, built-up asphalt with gravel ballast, asphalt shingle, and standing seam metal, installed between 1990 and 2000. The ventilation system of the building is inadequate to meet the needs of the users.

The Classrooms are undersized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Gymnasium and separate Student Dining. The electrical system for the facility is inadequate. The facility is not equipped with a compliant security system. The building has a non-compliant automatic fire alarm system. The facility is not equipped with an automated fire suppression system. The building is reported to contain asbestos and other hazardous materials. The overall building is not compliant with ADA accessibility requirements.

The school is located on a 11.4 acre site adjacent to residential properties. The property and playgrounds are partially fenced for security. Access onto the site is unrestricted. Site circulation is good. There is no dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is adequate.

The 1932 Addition Gymnasium interior east wall has significant stair step cracks. The west wall has mortar separation and stair step cracks. The south wall lintels are in very poor condition. The 1932 Addition storage room adjacent to the Gymnasium has significant structural damage and the wall is visually out of plumb from the exterior. The 1932 Addition roof structure on the west side ridge is bowed. Collar ties are pulled apart and the wall is visually out of plumb. The roof structure of 1927 Original Construction and 1932 Addition have significant amounts of wood deterioration. The interior masonry walls show many cracks from settlement. The Gymnasium roof system consists of an interstitial space that averages in height to less than 30 inches, which does not qualify it as an attic space. No mechanical, electrical, or plumbing systems penetrate the area.